

**PROJECT NUMBER**

02-298-(5)

**CASE NUMBER**

Conditional Use Permit No. 02-298-(5)

**ENTITLEMENT REQUESTED**

The applicant, AT&T Wireless, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in a public right-of-way. The wireless telecommunications facility will consist of replacing an existing streetlight with a streetlight that will include two 4' long sector antennas inside a radome that will be mounted on top of the pole and reach 34'9" above grade, and placing 3 associated equipment cabinets at grade level.

**DESCRIPTION OF SUBJECT PROPERTY**

**Location**

The subject property is located at North side of Poe Parkway, 400' southeast of Brooks Circle, Stevenson Ranch, in the Newhall Zoned District.

**Physical Features**

The rectangular shape lease area encompasses approximately 210 sq. ft. and is located on level land.

**EXISTING ZONING**

**Subject Property**

The subject property is zoned R-1-5,000 (Single Family Residence, 5,000 sq. ft. minimum lot size).

**Surrounding Properties**

All properties within 500' of the proposed facility are zoned R-1-5,000.

**EXISTING LAND USES**

**Subject Property**

The subject property is a sidewalk in public right of way.

**Surrounding Properties**

Properties within 500' of the proposed facility are either vacant or single-family residences.

**PREVIOUS CASES/ZONING HISTORY**

There is no history of zoning violations and there are no previous cases involving the subject property.

**GENERAL PLAN**

**Land Use Policy Map**

The subject property is designated as Residential Urban 2 in the Santa Clarita Valley Area Plan and has a maximum density of 3.4 to 6.6 dwelling units per gross acre.

**Applicable Policies**

The Santa Clarita Valley Area Plan identifies Pico Canyon and areas west of Interstate 5 as having potential for urban residential expansion due to its close proximity to I-5 freeway, and recommends sensitive design to protect the area's oak covered hills. Community Design Element policies concerning physical appearances and community image include:

3.1 Require all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

3.2 Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services.

The location of the facility in a public right of way will not affect density levels as it will not reduce available lands for housing development. There are no oak trees in the vicinity that would be affected by the proposed facility. If approved, staff recommends that the associated equipment cabinets be placed underground in order to comply with local design element policies specified in the Santa Clarita Valley Area Plan.

**SITE PLAN**

The site plan depicts two sector antennas inside a radome that is mounted on top of a streetlight and reaches 34'9" above grade. The streetlight will be located on a sidewalk, 39' north from the centerline of Poe Parkway, and 400' southeast of Brooks Circle. The associated equipment cabinets will consist of a 17"x16"x4' power pedestal, a 12"x8"x3'3" BTS cabinet, and a 1'x1'x3' telco pedestal. The cabinets will be located at grade, 10' east of the streetlight.

**Compliance with Applicable Zoning Standards**

Unless specifically modified by a conditional use permit during the discretionary review process, premises in Zone R-1 shall be subject to the following development standards:

1. Height limits. Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas.

The radome mounted on top of the streetlight will reach 34'9" above grade and satisfies this requirement.

2. Parking. Premises in Zone R-1 shall provide parking facilities as required by Part 11 of Chapter 22.52.

The site plan does not designate a parking space for the facility. The proposed facility, however, will only require monthly servicing and maintenance and does

not necessitate the need to designate an off-street parking space. If approved, the applicant would park on the street when servicing and repairing equipment. On-street vehicle parking will be addressed through an encroachment permit issued by the Department of Public Works.

**BURDEN OF PROOF**

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
  - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document.

**ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration was prepared for this project. Based on the initial study, it was determined that the project will not have a significant effect on the environment.

**FIELD INVESTIGATION**

The Santa Suana Mountains surround Stevenson Ranch. The area consists of single-family residences, and staff observed no other wireless facilities. Newly planted trees, bushes and grass cover the hillside along Poe Parkway. The streetlights are the tallest structures in the area and are clearly visible to nearby homes. If constructed in this location, the radome would disrupt the open view enjoyed by surrounding property owners.

Staff observed that the notice was removed from the subject property, and contacted the applicant on August 11, 2003 to have the property reposted as soon as possible.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS****Department of Public Works**

In a phone conversation on August 11, 2003, the Department of Public Works Construction Division did not have any comments concerning the requested use, and Traffic and Lighting Division stated that the facility would not have an adverse affect on the power source for the streetlight. The applicant will be required to obtain an encroachment permit from the Department before initiating any work.

**Stevenson Ranch Town Council**

The applicant's agent presented the requested use before the Stevenson Ranch Town Council on August 6, 2003. To date, staff has not received any comments and recommendations from the Town Council concerning the requested use.

**PUBLIC COMMENTS**

No public comments have been received at this time.

**STAFF EVALUATION**

The proposed facility satisfies the height requirement in an R-1 zone, and a designated off-street parking space will not be necessary as the facility will only require periodic servicing and maintenance. On-street parking will be addressed when the applicant applies for an encroachment permit from the Department of Public Works.

Until the vegetation in the hillside grows in height, the streetlights along Poe Parkway are the tallest structures in the area. While the proposed radome may be visually obtrusive to the surrounding area, no public comments concerning this requested use were received by staff. Before staff recommends approval for the proposed facility, the applicant will have to demonstrate to the satisfaction of the Hearing Officer that no other suitable locations were available for this facility, and provide a reason for concealing the antennas in a radome.

If the proposed facility is approved, staff recommends that the associated equipment cabinet be placed underground in order to comply with Community Design Element policies in the Santa Clarita Valley Area Plan.

**FEES/DEPOSITS****Zoning Enforcement**

1. Inspection fees of \$750.00 to cover the costs of 5 recommended biennial zoning enforcement inspections.

**STAFF RECOMMENDATION**

Staff recommends approval of Conditional Use Permit No. 02-298-(5) subject to the attached conditions.

Prepared by Matilda Larson, Regional Planning Assistant II

Reviewed by Kerwin Chih, Supervising Regional Planner, Zoning Permits II Section

Attachments:

Draft Conditions

Burden of Proof

Environmental Documentation

Photo Simulation

Site Photographs

KC:ML

08/19/03